



City of
Santa Clara

NOTICE

**NOTICE OF AVAILABILITY
for Public Review of a
MITIGATED NEGATIVE DECLARATION**

Distribution Date: November 2, 2015

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **20-day public review period** and proposes to adopt a MITIGATED NEGATIVE DECLARATION of environmental impact pursuant to the California Environmental Quality Act (CEQA) for the following project.

Project title: Santana Terrace Senior Apartments
File: CEQ2015-01197 (IS/MND)/ PLN2015-11231 (General Plan Amendment/Rezoning)
Location: 100 N. Winchester Boulevard, a 1.86-acre project site on the west side of N. Winchester Boulevard; APNs: 303-16-073; Property is zoned General Office (OG)
Applicant: USA Properties Fund, Inc.
Owner: Santana Atrium Prof Center LLC/ Rubicon Investments
Request: Adoption of a Mitigated Negative Declaration, General Plan Amendment from Regional Commercial to High Density Residential, and Rezone from OG-General Office to PD-Planned Development to allow the development of 92 unit senior apartment

INITIAL STUDY DETERMINATION

An Initial Study was completed by the City of Santa Clara and is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue, and the Central Library at 2635 Homestead Road, both of which are located in the City of Santa Clara. The document is also available online at www.santaclaraca.gov/CEQA. Based upon the Initial Study, insofar as the project involves a General Plan Amendment and Rezoning to allow the development of 92 unit senior apartment, the **project will not have a significant effect on the environment** because mitigation measures have been incorporated into/added to the project by conditions of approval that will reduce potential impacts to a less than significant level.

COMMENTS

Comments may be filed with the City in response to the preparation of this Mitigated Negative Declaration within the 20-day review period beginning on November 2, 2015 and ending on November 23, 2015, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed Mitigated Negative Declaration.

Lead Agency: City of Santa Clara Planning Division
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Director of Planning and Inspection, City of Santa Clara

Date 10-30-15

Contact Planning on December 1, 2015 for removal of this notice from posting review board.